

FIGURE III-2

Petaluma River upper reaches in 1959, showing a continuous riparian canopy.

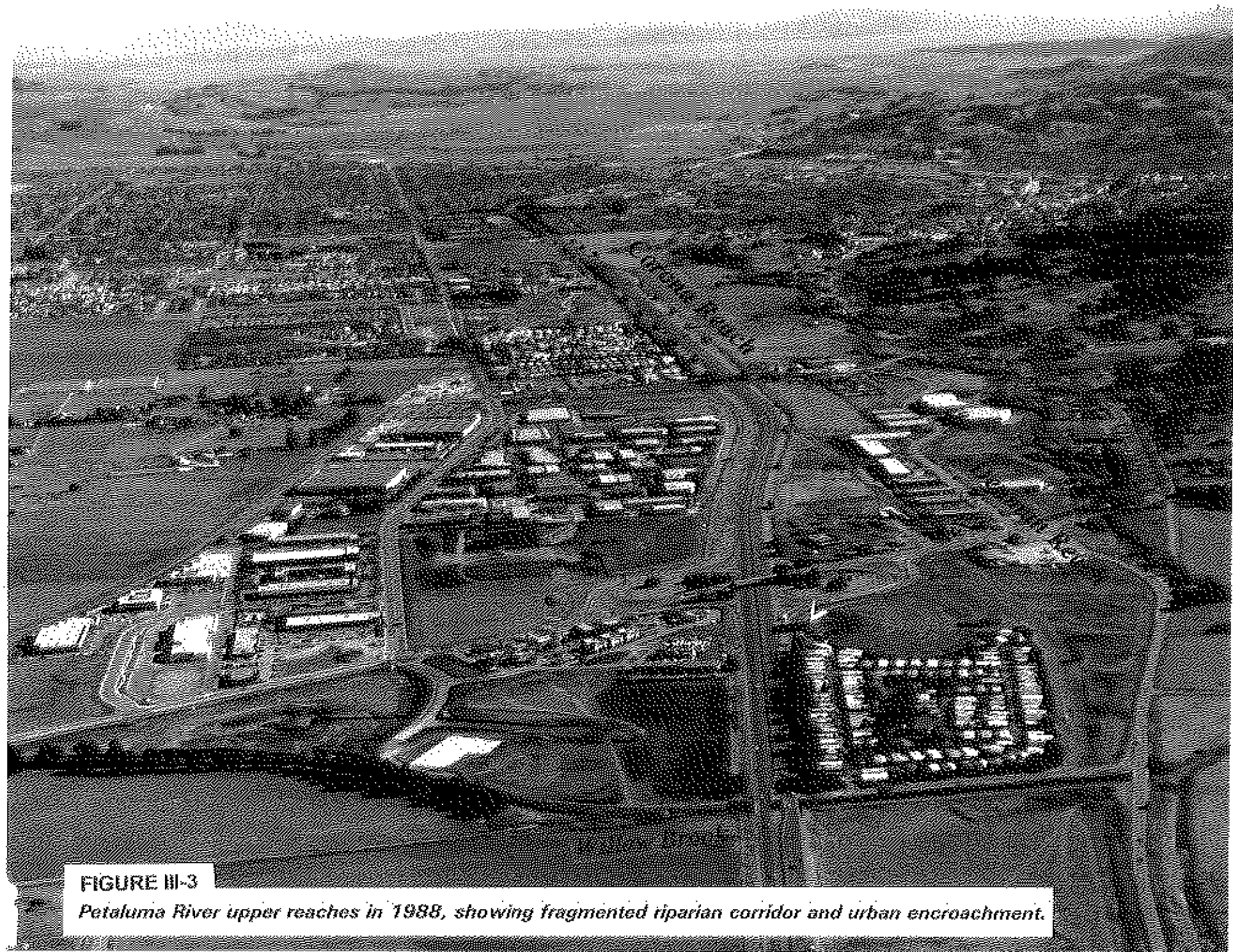


FIGURE III-3

Petaluma River upper reaches in 1988, showing fragmented riparian corridor and urban encroachment.

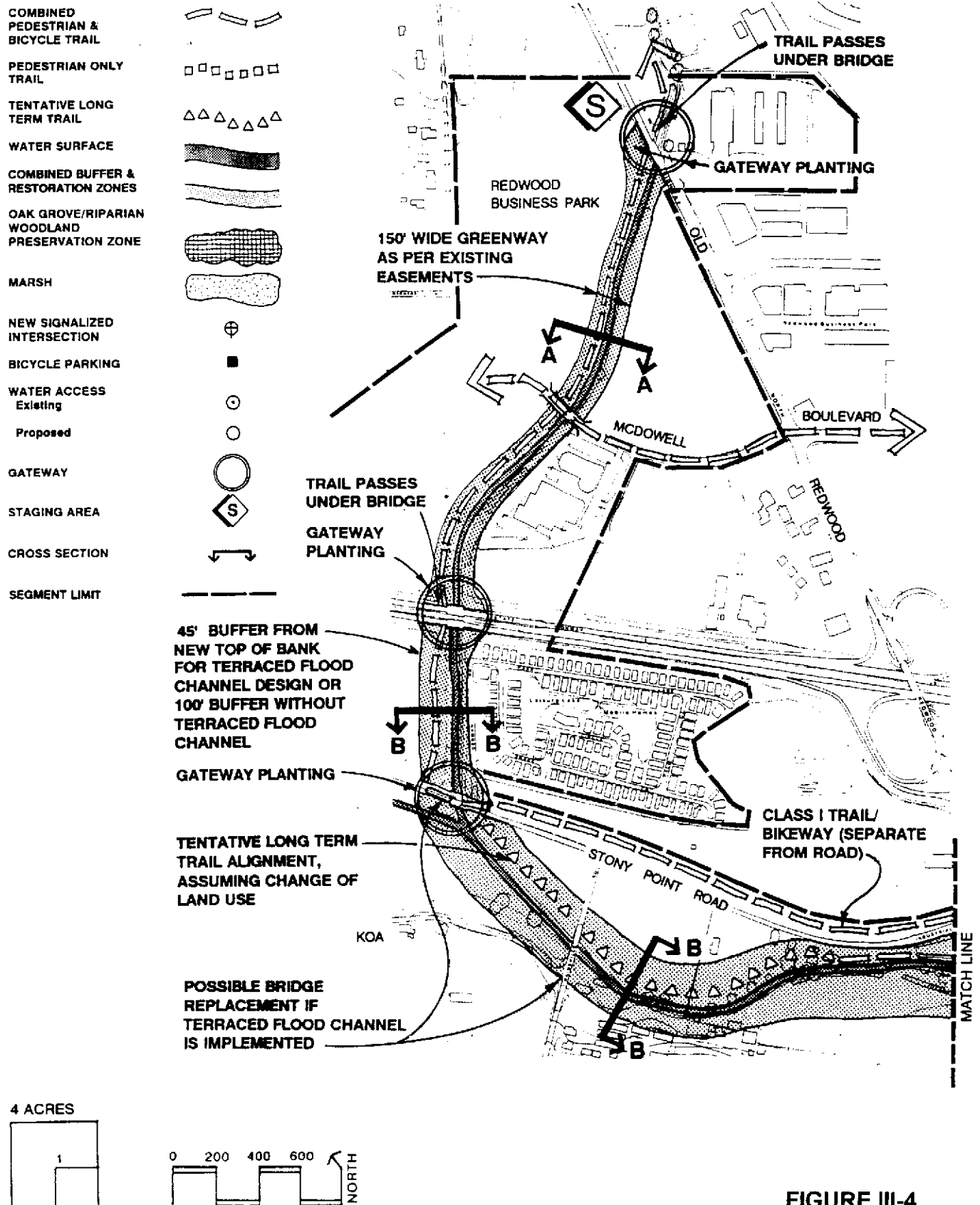
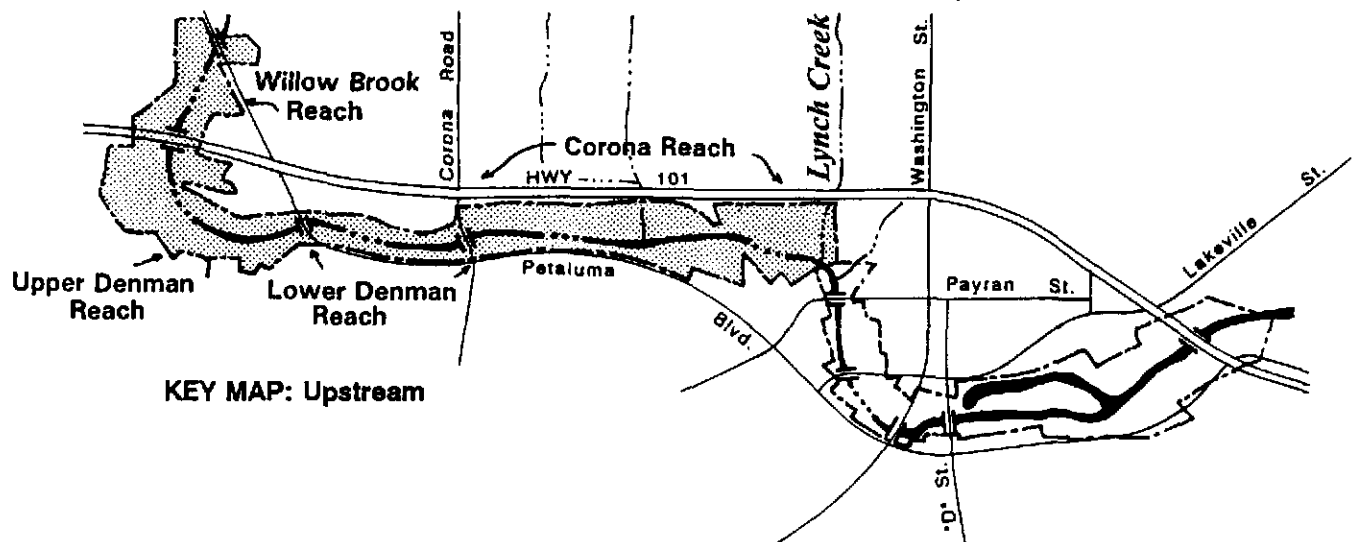


FIGURE III-4

WILLOW BROOK AND UPPER DENMAN REACHES



KEY MAP: Upstream

3.3 UPSTREAM SEGMENT

"Existing oaks, riparian habitat must be preserved and supplemented."

Participant in Community Workshop, 1992

LOWER DENMAN REACH

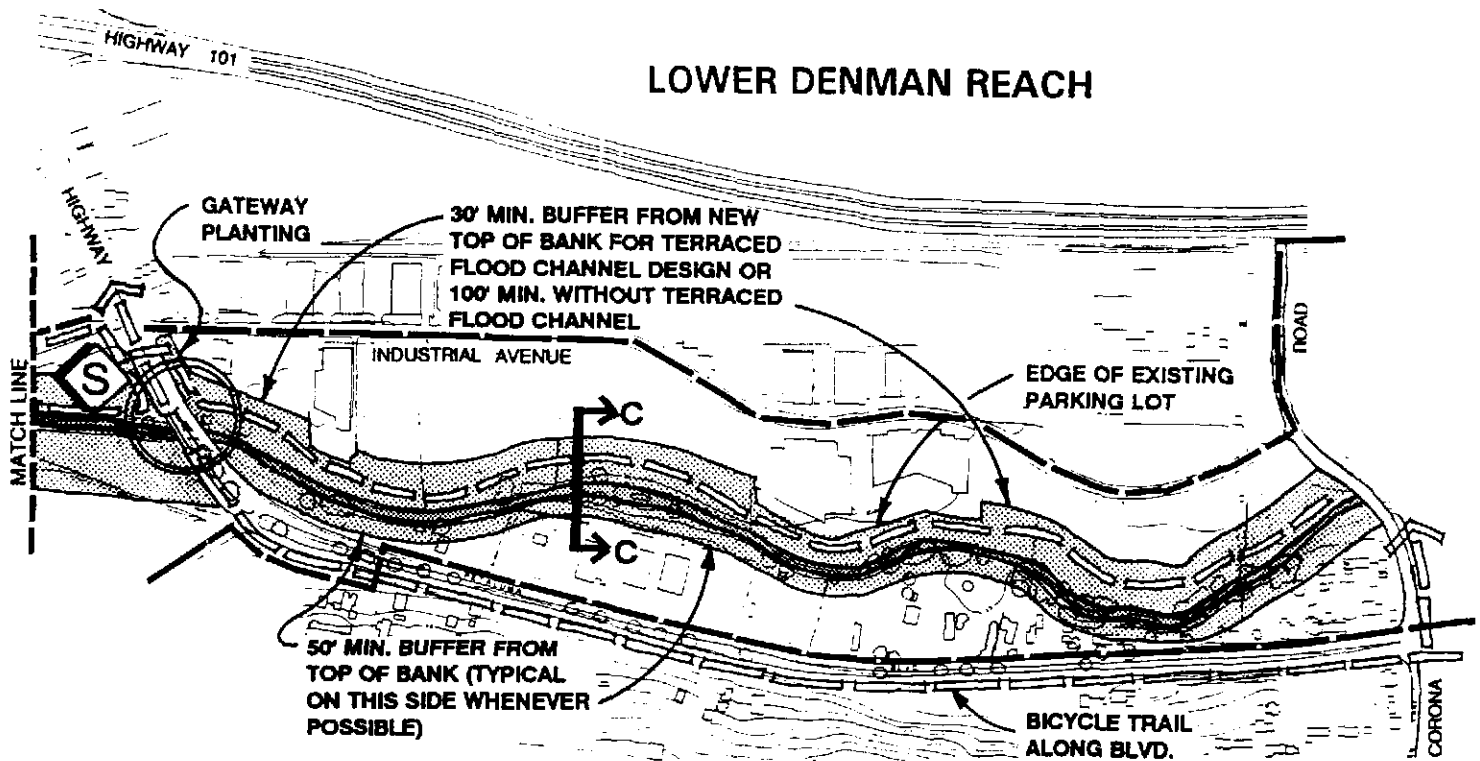
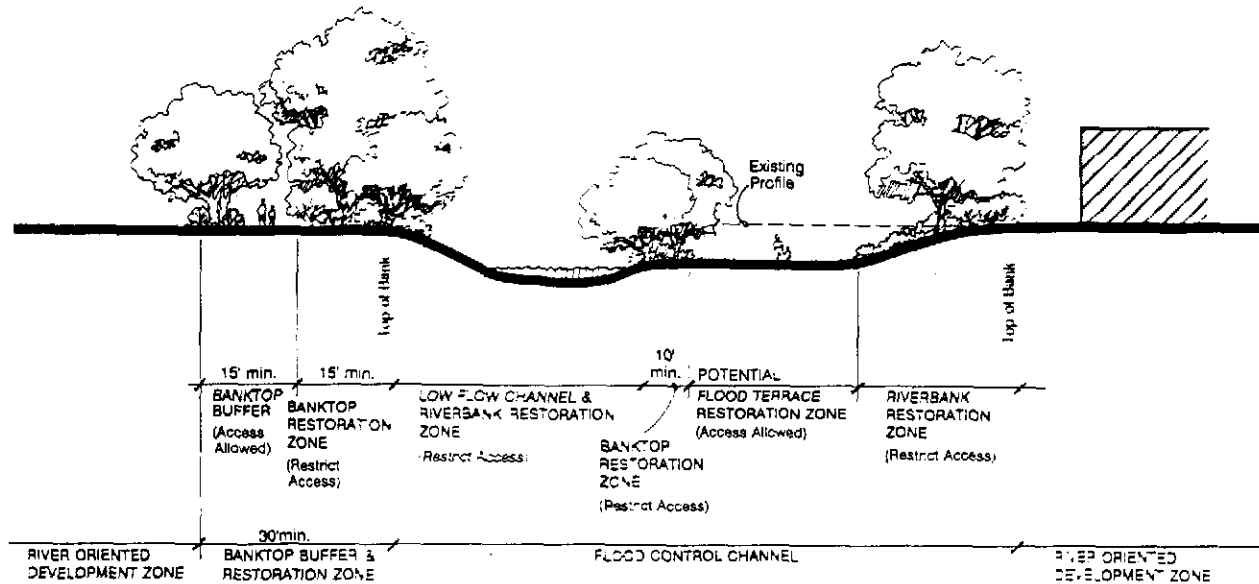


FIGURE III-5

SECTION A-A GREENWAY AT WILLOW BROOK UPPER REACH

(Revegetation/Restoration Should Be Concentrated On Southerly Bank)

0' 10' 20' 40'
SCALE IN FEET



SECTION B-B GREENWAY AT LOWER WILLOW AND UPPER DENMAN

0' 10' 20' 40'
SCALE IN FEET

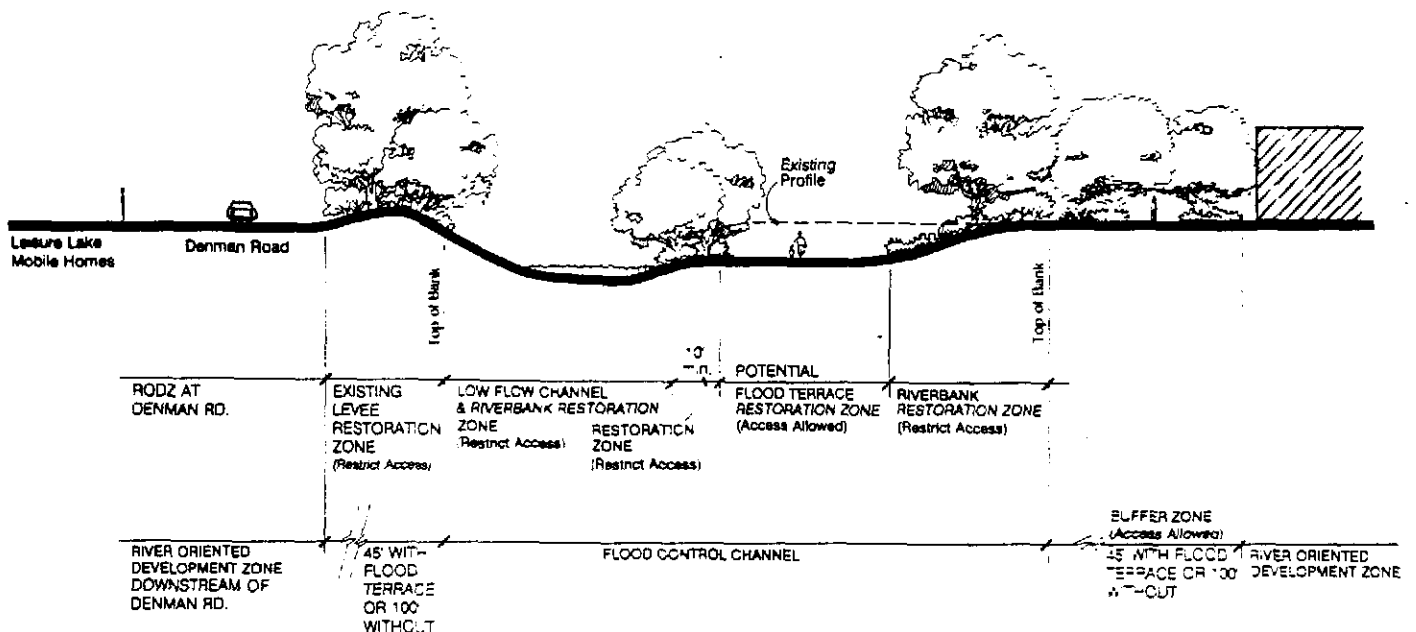
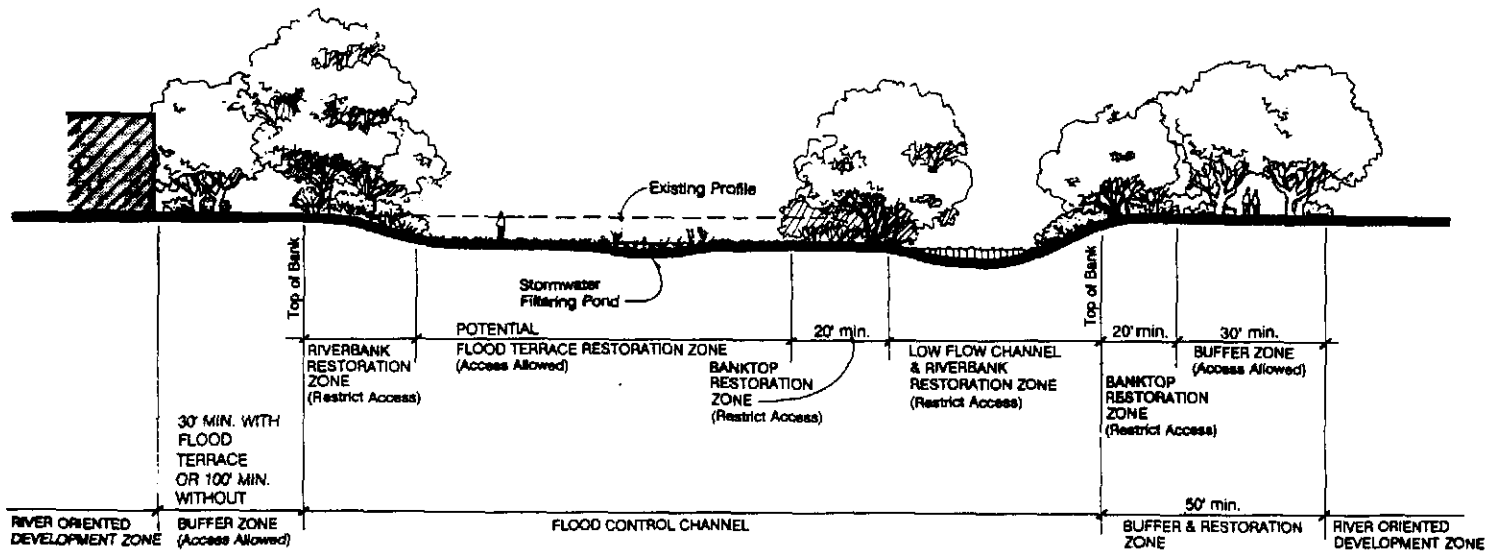


FIGURE III-6

SECTION C-C DENMAN REACH - Between Old Redwood Highway and Corona Road

0' 10' 20' 40'
SCALE IN FEET



SECTION D-D CORONA REACH - Standard Greenway Corridor
Looking Downstream (No Planned Flood Control Alterations)

0 10' 20' 40'
SCALE IN FEET

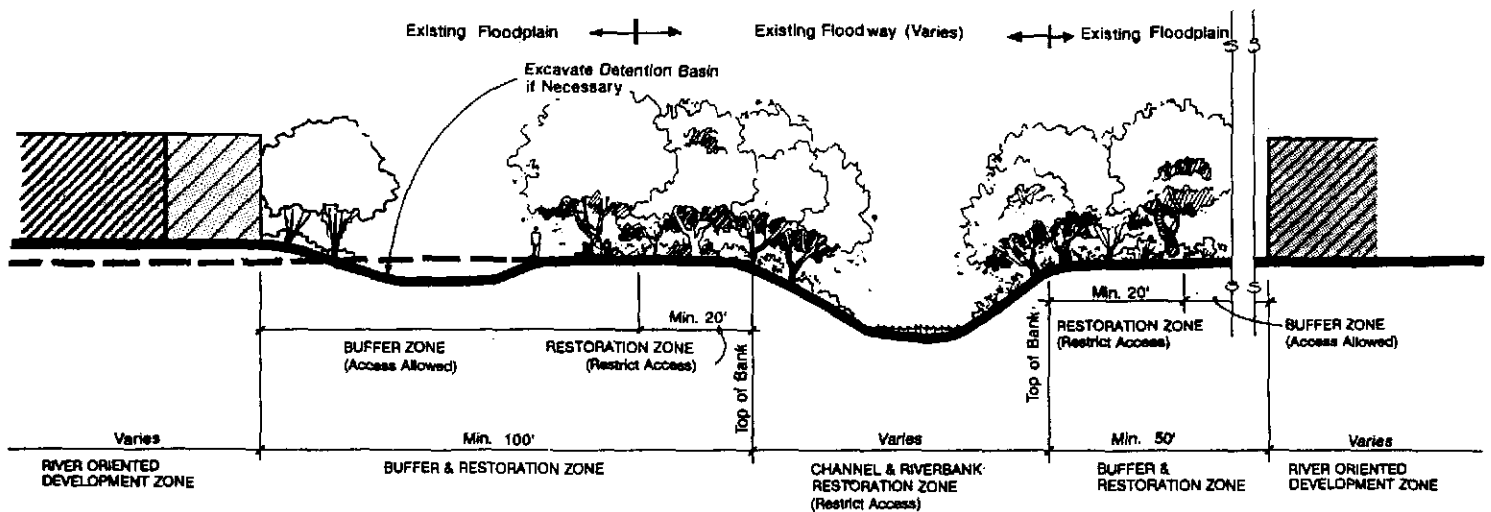
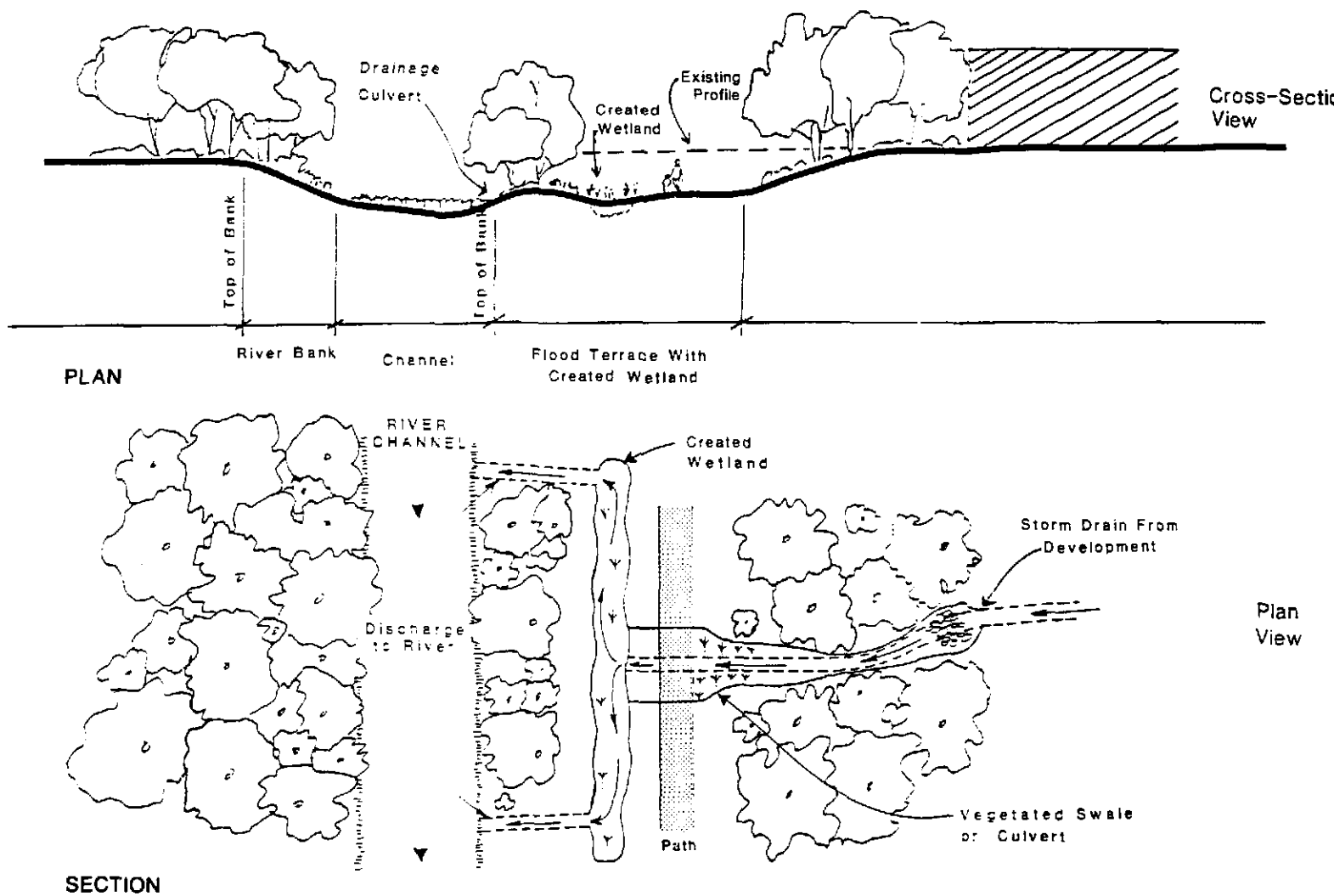


FIGURE III-7

LOWER DENMAN AND UPPER CORONA REACH

FLOOD TERRACE WITH SEASONAL WETLANDS FOR WATER QUALITY CONTROL



This conceptual diagram shows how a natural appearing created wetland might be integrated into a flood terrace in the upstream reaches to aid in filtering and cleaning urban runoff while providing aesthetic and biotic benefits.

FIGURE III-8

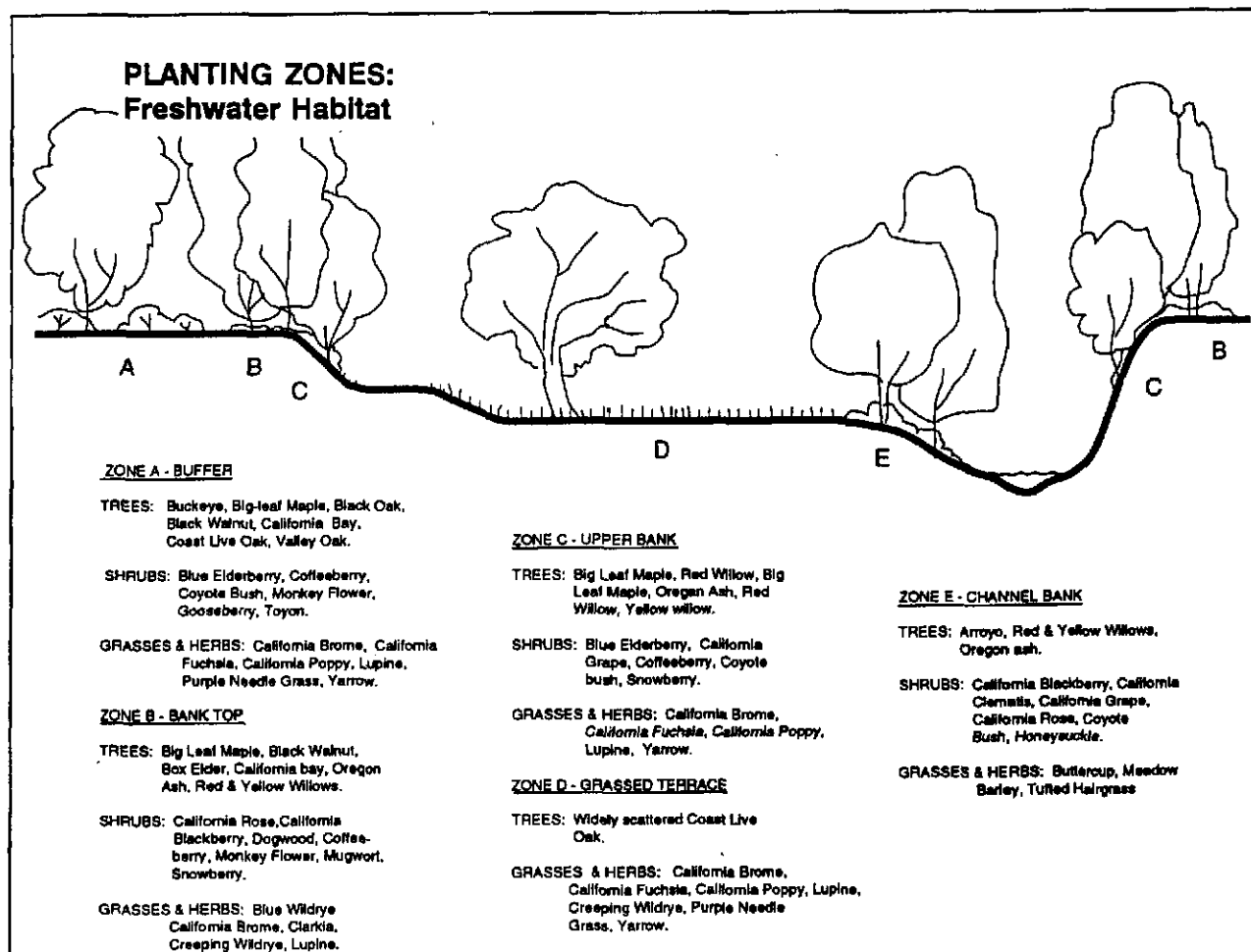
Freshwater Habitat

Riparian Forests: To enhance the freshwater riparian habitats upstream of Lynch Creek, riverbanks and banktops should be restored with a wide variety of native shrubs and trees. Enhancement would largely consist of removal of exotic trees and shrub species and planting more open areas with riparian trees and shrubs to close the canopy and create a more diverse and dense multi-story riparian habitat. Minor modifications to the streambed should also be made to improve fish habitat.

At banktop, dense plantings of willows can be included with the native Box elder, Oregon ash and Black walnut, with Big leaf maple close to the stream. The riparian forest

should gradually open to woodland then savannah areas of Live oak, Buckeye and scattered Valley oak where width of the buffer allows. Establishment of a complex mosaic of understory and overstory species of deciduous and evergreen plants is desirable in this area to provide a rich wildlife habitat with diverse food and cover sources throughout the year.

Planting Density: Riparian area planting density should result in a community with a range of about 50 to 100 trees per acre and 500 to 700 shrubs per acre. The trees should be most dense along the creek and decrease outward in wider portions of the corridor. Areas of Oak woodland should have a density of about 30 to 50 trees per acre. The overall



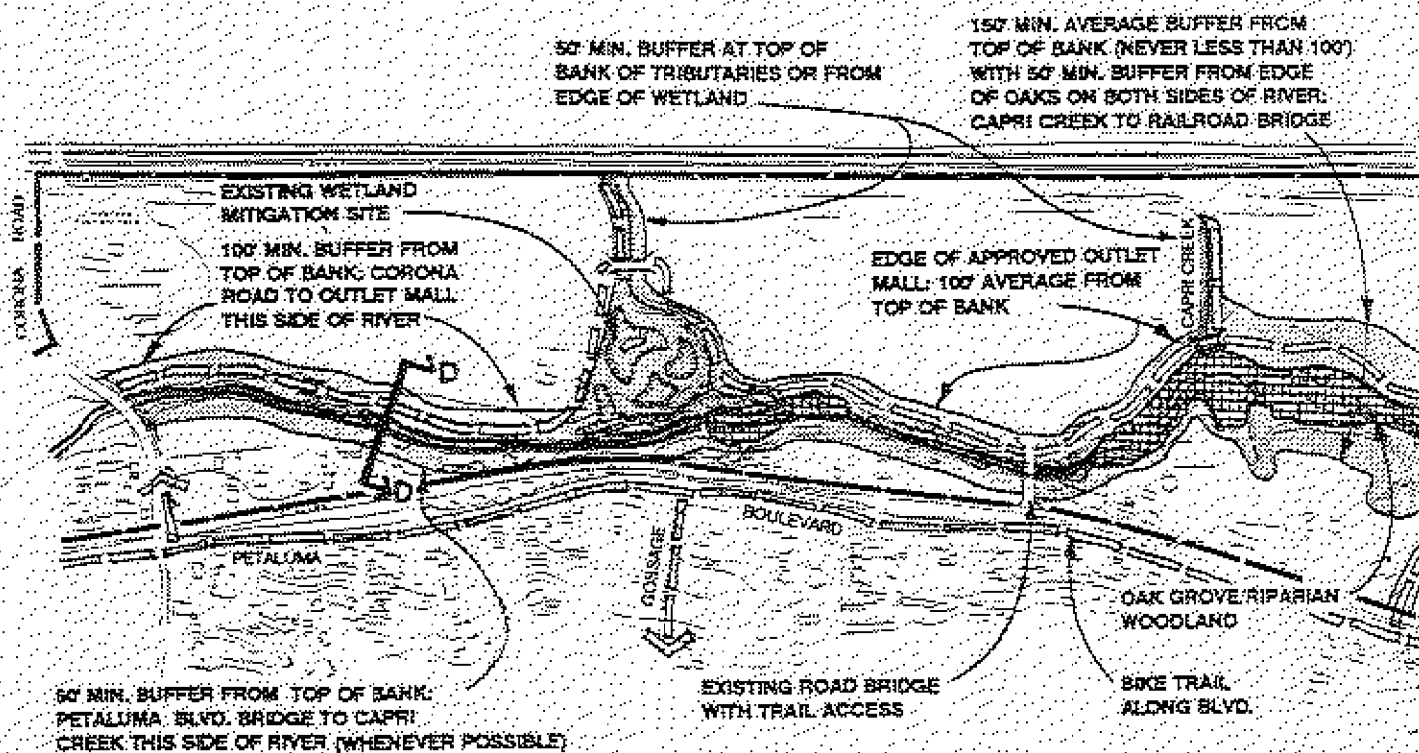
**FIGURE III-9
FRESHWATER HABITAT PLANTING ZONES**



An example of a beautiful mature box elder tree (*Acer negundo*) can be found near the top of the bank in its natural riparian setting along the river near Capri Creek. This is one of the recommended trees on Table 1.



The upstream freshwater habitat in a relatively healthy state contains a diverse mix of canopy trees, understory shrubs, and wetlands, as seen in this area near Oak Creek Apartments.



PETALUMA RIVER GREENWAY AT UPPER CORONA REACH

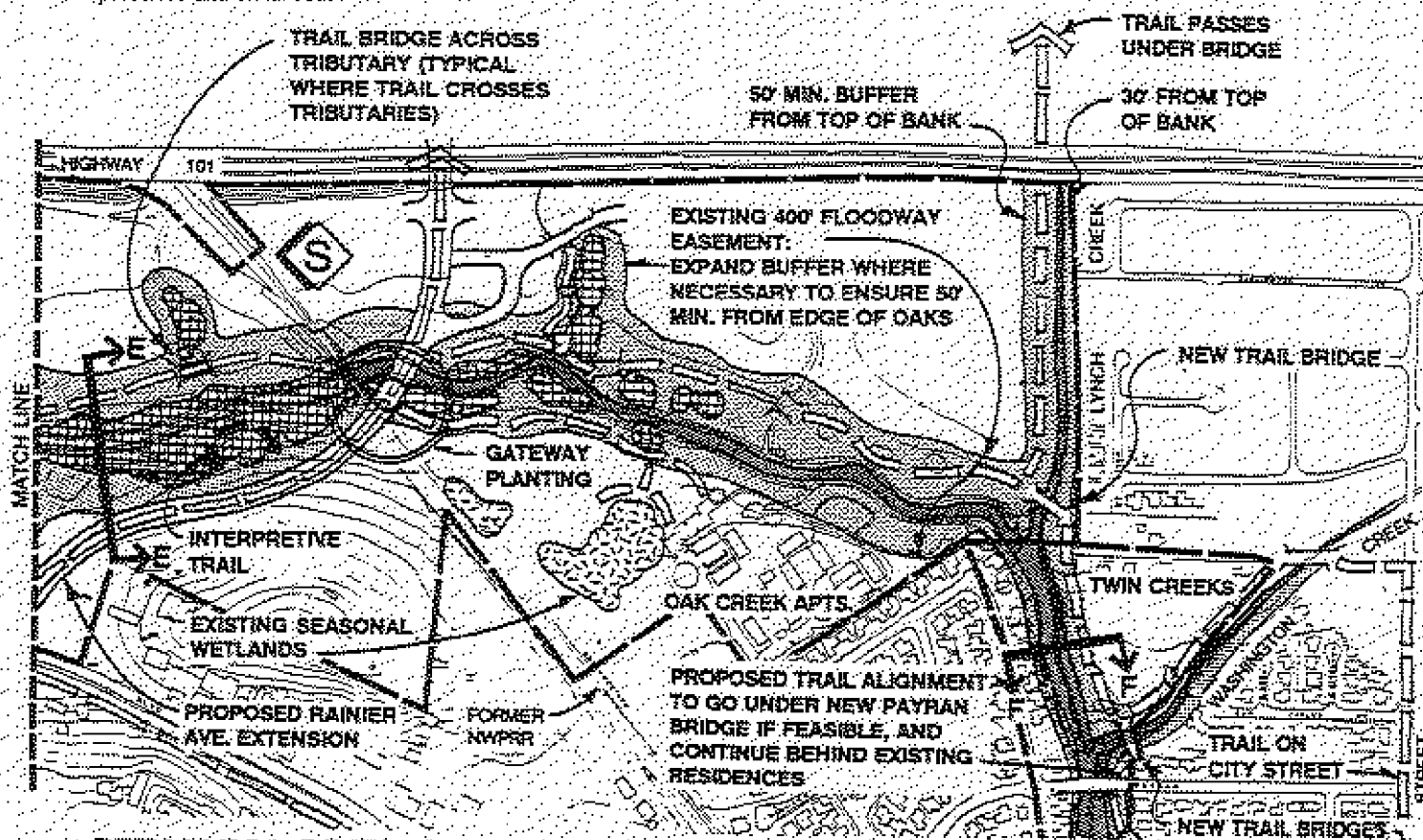
FIGURE III-10



The naturally diverse riparian forest, which is re-establishing itself between Corona Road and Capri Creek, will be preserved and enhanced.

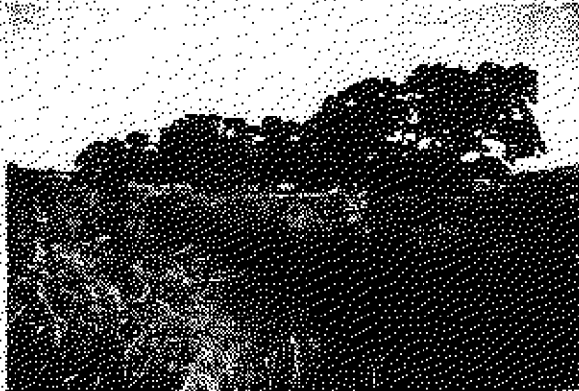


The native oak woodland in the upstream preservation area will be protected under the conditions of the River Plan. In addition, this valuable threatened habitat will be expanded, using these magnificent trees as seed sources.



PETALUMA RIVER GREENWAY AT LOWER CORONA REACH

FIGURE III-11



Valley oaks along the river in the Corona reach were once part of an extensive riparian forest typical of the freshwater reaches above downtown. The River Plan encourages preservation and expansion of these natural resources.



Oak Creek Apartments, just upstream of Lynch Creek, successfully integrates the natural flood zone into the property's open space network and preserves the existing oak trees.

SECTION E-E CORONA REACH - OAK WOODLAND/RIPARIAN VEGETATION AREA

0 10' 20' 40'
SCALE IN FEET

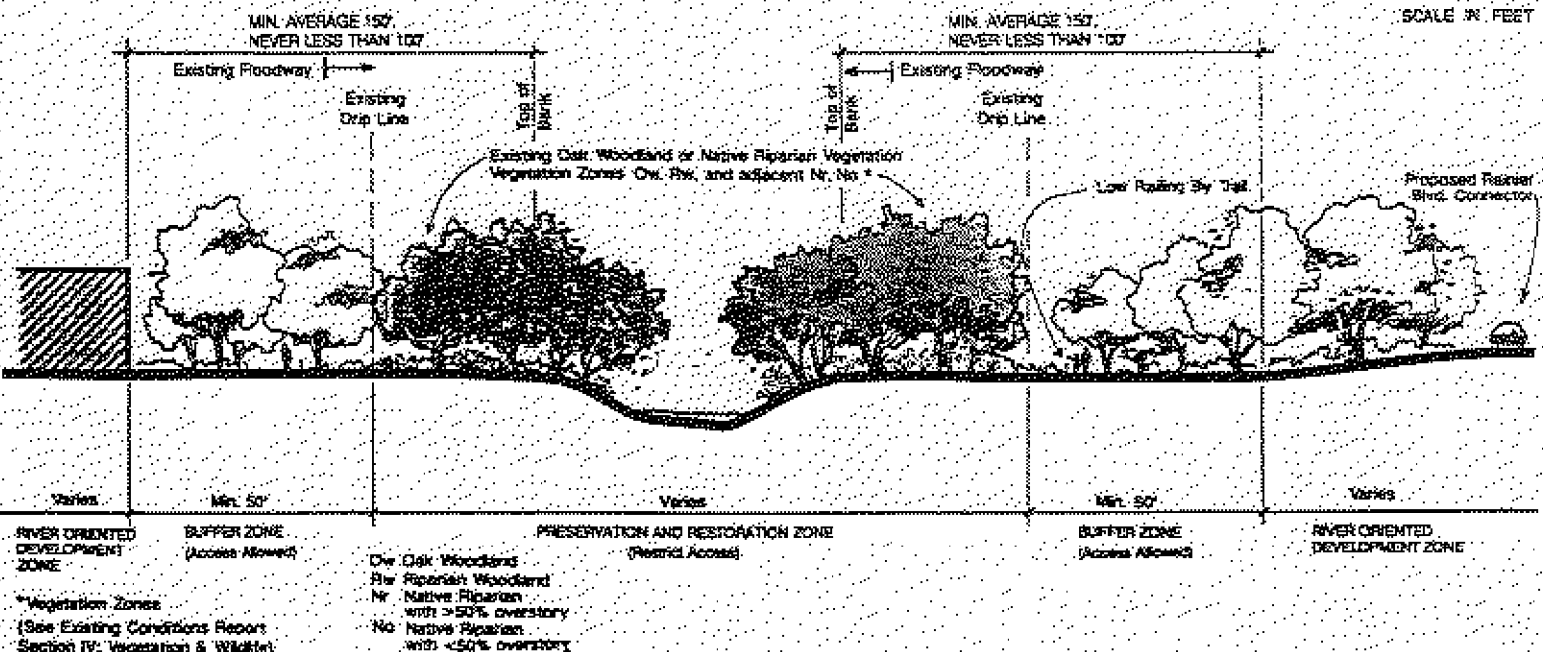
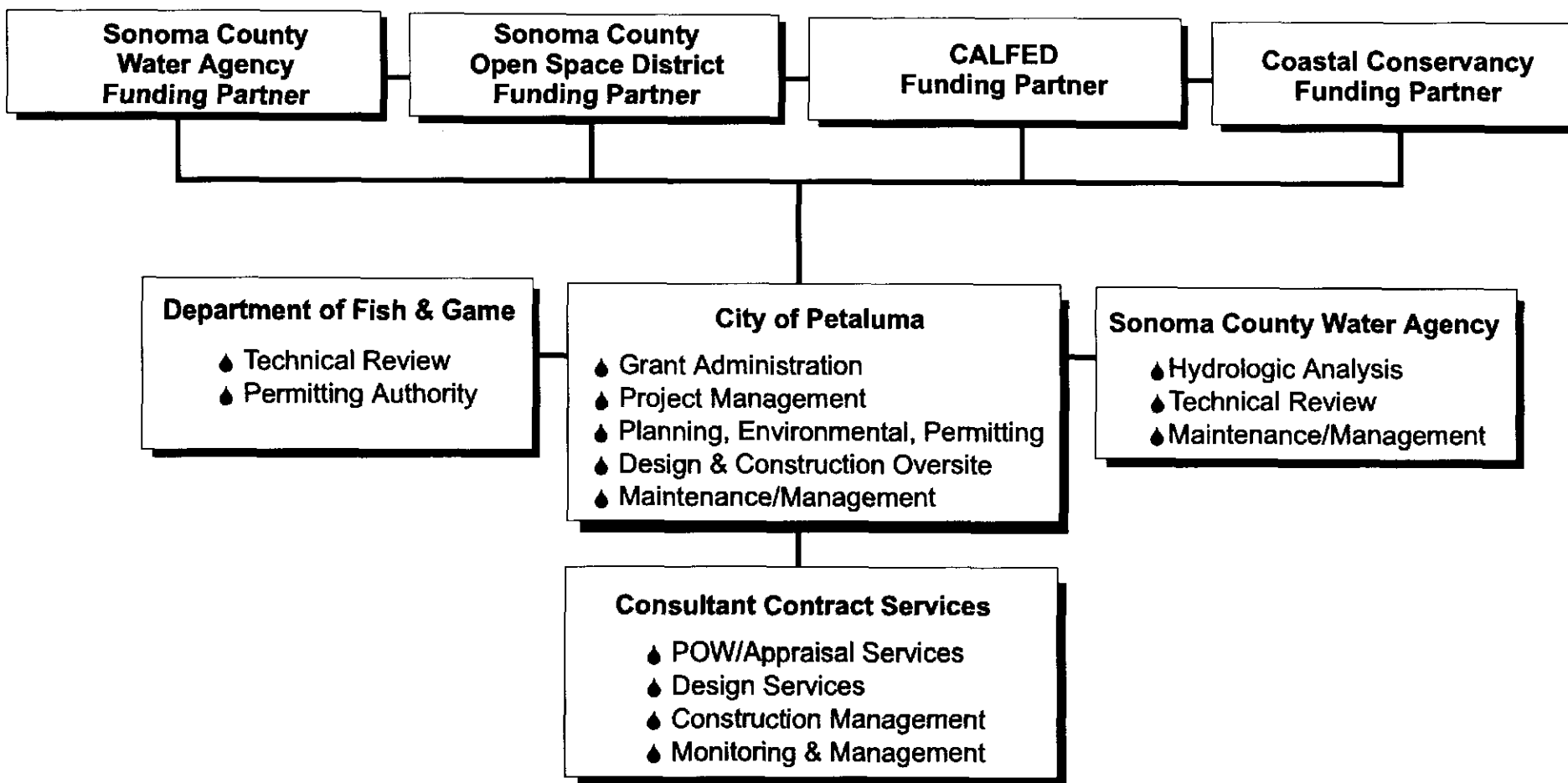


FIGURE III-12

SECTION E-E GREENWAY AT CORONA REACH

FIGURE III-13
Petaluma River Greenway





View near confluence of the headwaters of the Petaluma River looking downstream through the upper Denman Reach. This area is proposed for acquisition, creation of a setback levee and flood terrace and extensive riparian restoration to provide a continuous riparian corridor connecting the Petaluma River upstream through Willow Brook to existing spawning habitat in Lichau Creek.



FIGURE III-15

These stately oaks and seasonal wetlands are located adjacent to the Petaluma River in the Corona Reach. The Petaluma River Greenway proposal would provide additional funding to acquire an interest in these floodplain areas to prohibit development and allow for riparian restoration. Seasonal wetlands along the Petaluma River serve an important function of filtering stormwater runoff.

SECTION IV COSTS AND SCHEDULE

***"Make no small plans, for they fail to inspire the hearts of men.
Make only big plans, for they contain magic that will compel men's actions."***

**Daniel Burnham, 1903
"Father of City Planning"**

IV. COSTS AND SCHEDULE TO IMPLEMENT PROPOSED PROJECT

The estimated costs of the land acquisition program is summarized in Table IV-1. A proposed budget for the land acquisition block grant program is provided in Tables IV-2. Funding partners and local matching contributions for full implementation of the Petaluma River Greenway project are summarized in Table IV-4. The proposed budget and schedule calls for completion of site acquisitions over the next three years in FY 97-00 focusing on critical sites in the upper reaches and the Denman Flats retention areas. Design of the flood terrace is underway in the Upper Willow Brook reach for construction in FY 97-98. Design and construction in the lower Willow Brook or Denman Reaches could begin the second year in FY 98-99 for construction in FY 99-00. Within the Corona Reach, the natural floodplain would be preserved and enhanced with restored riparian vegetation and seasonal wetlands to connect the fragmented habitat areas.

All matching local funding sources for site acquisition, planning, and environmental review have been secured and budgeted by the City of Petaluma, Sonoma County Water Agency and Sonoma County Agricultural Preservation and Open Space District. Both the Sonoma County Water Agency and the Sonoma County Open Space District have allocated \$100,000 per year over the next five years for the acquisition program for a total local matching contribution of \$200,000 each year. The City has budgeted an additional \$500,000 for site acquisition in the Corona Reach as part of the Biological Mitigation Plan for the Rainier Avenue Extension and Interchange Project. Design studies are currently underway for completion of the mitigation project. An additional \$1,000,000 has also been budgeted for implementation of the Mitigation Plan to provide for restoration of the riparian corridor and seasonal wetlands in a portion of the Corona Reach (approximately 10 to 20 acres). Additional funding for completion of the setback levee and flood terrace in the Upper Willow Brook reach is also in place through the dedication of land by the developer and formation of a local assessment district.

Additional funding for design and implementation of the flood terrace and restoration project for each reach will be initiated by the City through the use of drainage impact fees, mitigation fees, developer contributions, local assessment districts and possible flood mitigation grants. Monitoring and maintenance of the Petaluma River Greenway will be funded through a combination of matching contributions from the Sonoma County Water Agency Zone IIA parcel taxes, Landscape Assessment Districts, and developer contributions. Parcel taxes for maintenance of the Petaluma River Greenway have been approved by the voters and provide matching funds for site acquisition through the Sonoma County Water Agency. The City is also evaluating the possible establishment of an endowment trust for the Petaluma River Watershed funded through impact fees and a roll-out of the Watershed Science and Habitat Management Program (refer to Adobe Creek Pilot Project proposal). The Watershed Science Project and Habitat Management Program will provide resources for long-term monitoring and management of the Petaluma River Greenway.

The City has the ability to finance the design and construction, as well as, long-term monitoring and maintenance, if and only if, the land is secured. Because the lands are subject to intensive development pressures, the City's ability to secure the land with local land use authority and funding resources is limited. CALFED participation in the block grant acquisition program would provide the additional leverage needed to secure the sites before land values escalate out of reach. The opportunity to implement the Petaluma River Greenway Project may be precluded by conversions in land use to urban and vineyard developments, if the City does not proceed to secure these sites immediately.

**PETALUMA RIVER WATERSHED
MODEL RESTORATION AND MANAGEMENT PROGRAM**

**TABLE V-1
PETALUMA RIVER GREENWAY
COST ESTIMATE**

PROJECT REACH	QUANTITY	UNIT COST	OVERHEAD ADMIN	SERVICE CONTRACTS ¹	MATERIALS ACQUISITION	PROJECT TOTAL	REQUESTED CALFED	LOCAL MATCH	FUNDING SOURCES
REAL ESTATE TRANSACTIONS									
Willow Brook Reach									
1. Phase I Site Assessment		estimate	\$ -	\$ 3,000	\$ -	\$ 3,000	3,000		
2. Appraisal Services		estimate		1,800		1,800	1,800		
3. ROW Mapping/Legal Description		estimate		1,500		1,500	1,500		
4a. Land Acquisition Upper Willow Brook	125,000 /sq.ft.	\$3.50 /sq.ft.			437,500			\$ 437,500	Developer Contribution/Dedications
4b. Land Acquisition Lower Willow Brook	2.20 acres	\$30,000 /acre			66,116	66,116	66,116		
5. Closing Costs (escrow, documentation & title)		estimate			1,322	1,322	1,322		
6. Project Management and Administration		9% of contract	1,260			1,260	1,260		
			\$ 1,260	\$ 6,300	\$ 604,938	\$ 74,998	\$ 74,998	\$ 437,500	Developer Contribution/Dedications
Denman Reach									
1. Phase I Site Assessment		contract amount	\$ -	\$ 8,000	\$ -	\$ 8,000	8,000		
2. Appraisal Services		contract amount		6,000		6,000	6,000		
3. ROW Mapping/Legal Description		contract amount		3,000		3,000	3,000		
4a. Land Acquisition (Upper Denman)	350,000 sq.ft.	\$1.00 /sq.ft.			350,000	350,000	50,000	300,000	So. Co. Open Space (3 year budget)
4b. Land Acquisition (Lower Denman)	350,000 sq.ft.	\$1.00 /sq.ft.			350,000	350,000	50,000	300,000	So. Co. Water Agency (3 year budget)
5. Closing Costs (escrow, documentation & title)		estimate			7,000	7,000	7,000		
6. Project Management and Administration		9% of contract	3,400			3,400	3,400		
			\$ 3,400	\$ 17,000	\$ 707,000	\$ 727,400	\$ 127,400	\$ 600,000	So. Co. Water Agency/So. Co. Open Space Dist.
Corona Reach									
1. Appraisal Services		contract amount	\$ -	\$ 9,000	\$ -	\$ 9,000	\$ 9,000	200,000	So. Co. Open Space (2 year budget)
2. ROW Mapping/Legal Description		contract amount		1,800		1,800	1,800	200,000	So. Co. Water Agency (2 year budget)
3. Land Acquisition	21 acres	\$5 /sq.ft.			4,500,000	4,500,000	450,000	3,150,000	Developer Contributions
4. Closing Costs (escrow, documentation & title)		estimate		2,300	18,000	20,300	20,300	500,000	City Rainier Mitigation Acquisition
5. Project Management and Administration		9% of contract	2,620			2,620	\$ 2,620		
			\$ 2,620	\$ 13,100	\$ 4,518,000	\$ 4,533,720	\$ 483,720	\$ 4,050,000	Developer Contributions/City Mitigation Fees
Denman Flats Flood Easements									
1. Appraisal Services		contract amount	\$ -	\$ 12,500	\$ -	\$ 12,500			
2. ROW Mapping/Legal Description		contract amount		5,000		5,000			
3. Land Acquisition	200 acres	\$5,000 /acre			1,000,000	1,000,000		\$ 516,500	Possible Open Space District grant, if CALFED matching funds are made available
4. Closing Costs (escrow, documentation & title)		estimate		10,000		10,000			
5. Project Management and Administration		9% of contract	3,500			3,500			
			\$ 3,500	\$ 27,500	\$ 1,000,000	\$ 1,031,000	\$ 516,500	\$ 516,500	Possible So. Co. Open Space District Grant
TOTAL ACQUISITION COSTS			\$ 7,380	\$ 46,900	\$ 6,022,938	\$ 6,367,118	\$ 1,201,618	\$ 5,130,400	

1. Service contracts are for phase I assessments, appraisal, mapping of right-of-way and survey.

**PETALUMA RIVER WATERSHED
MODEL RESTORATION AND MANAGEMENT PROGRAM**

**TABLE V-2
PETALUMA RIVER GREENWAY
PROPOSED BUDGET FOR BLOCK GRANT ACQUISITION**

PROPOSED BLOCK GRANT BUDGET					TOTAL	FUNDING SPONSOR
FY 97-98	FY 98-99	FY 99-00	FY 00-01	FY 01-02		
\$ 202,398	\$ 757,360	\$ 241,860	\$ -	\$ -	\$ 1,201,618	Requested CALFED Block Grant
\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 500,000	So. Co. Water Agency Zone IIA Funds
\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 500,000	So. Co. Open Space District Block Grant
\$ -	\$ -	\$ -	\$ 500,000	\$ -	\$ 500,000	City of Petaluma Rainier Mitigation ROW
\$ 402,398	\$ 957,360	\$ 441,860	\$ 700,000	\$ 200,000	\$ 2,701,618	40 % CALFED / 60% LOCAL MATCH¹

1. Not including developer contributions/dedications or possible matching grants from So. Co. Open Space Distr

TABLE V-3

PROJECT FUNDING PARTNERS

City of Petaluma - Master Drainage Plan & EIR (Planning, Environmental Review, Permitting & Project Management)	\$ 334,000
Coastal Conservancy (Funded Petaluma River Access and Enhancement Plan)	300,000
Sonoma County Open Space District (Land Acquisition Block Grant)	500,000
Sonoma County Water Agency (Land Acquisition Block Grant Funds Allocated)	500,000
City of Petaluma Rainier Mitigation Project - Corona Reach (Acquisition, Riparian Restoration and Seasonal Wetlands)	1,500,000
Corona Reach Specific Plan (Land Dedications and Project Mitigations)	4,050,000
Other Private Contribution - Willow Brook Upper Reach (Land Dedication, Construction of Flood Terrace and Riparian Restoration)	1,000,000
CALFED Requested Grant (Acquisition Block Grant)	<u>1,201,608</u>
TOTAL PROJECT COSTS	\$9,385,608

***SECTION V
APPLICANT'S QUALIFICATIONS***

***"We must see nature as a community
to which we belong, rather than
a community belonging to us."***

**Aldo Leopold
*A Sand County Almanac***

V. APPLICANT QUALIFICATIONS

City of Petaluma/Principal Grant Contractor/Applicant. The City of Petaluma has worked diligently on planning for restoration of the Petaluma River and tributary watersheds and has a proven track record of success on many restoration projects. Our experience in successful mitigation and restoration projects is illustrated in the attached Table V-1 which lists the many projects that have been completed or are underway. The City's approach involves development of a project team with the skills, expertise, knowledge and experience to bring a project from conceptual planning through environmental review, site acquisition, design and construction as well as long term maintenance and management as illustrated in Figure V-1. The City's interdepartmental project team is complimented by outside agency support and consultant contract services where appropriate to provide a multi-disciplined team. As a local government agency, the City has extensive experience with right-of-way procedures for site acquisition and bid procedures for construction projects. As the primary land use authority, the City is also in a unique position to leverage CALFED funding with local contributions from the private sector and other participating agencies. The City of Petaluma also has extensive human resources available in an actively involved community of well qualified volunteers as described in Figure V-2.

Project management, grant administration and interagency coordination will be coordinated through the City's Planning Department with Jennifer Barrett, Senior Planner as the project manager. Jennifer Barrett has a proven track record of success in planning, environmental review, permitting and providing management support for the City's capital improvement program. Her recent accomplishments include completion of the Facilities Plan for the Wastewater Facilities Project, Petaluma Marsh Enhancement Project, Adobe Creek Restoration Project, and the Wetland Mitigation Plan for the Lakeville Highway Improvement Project.

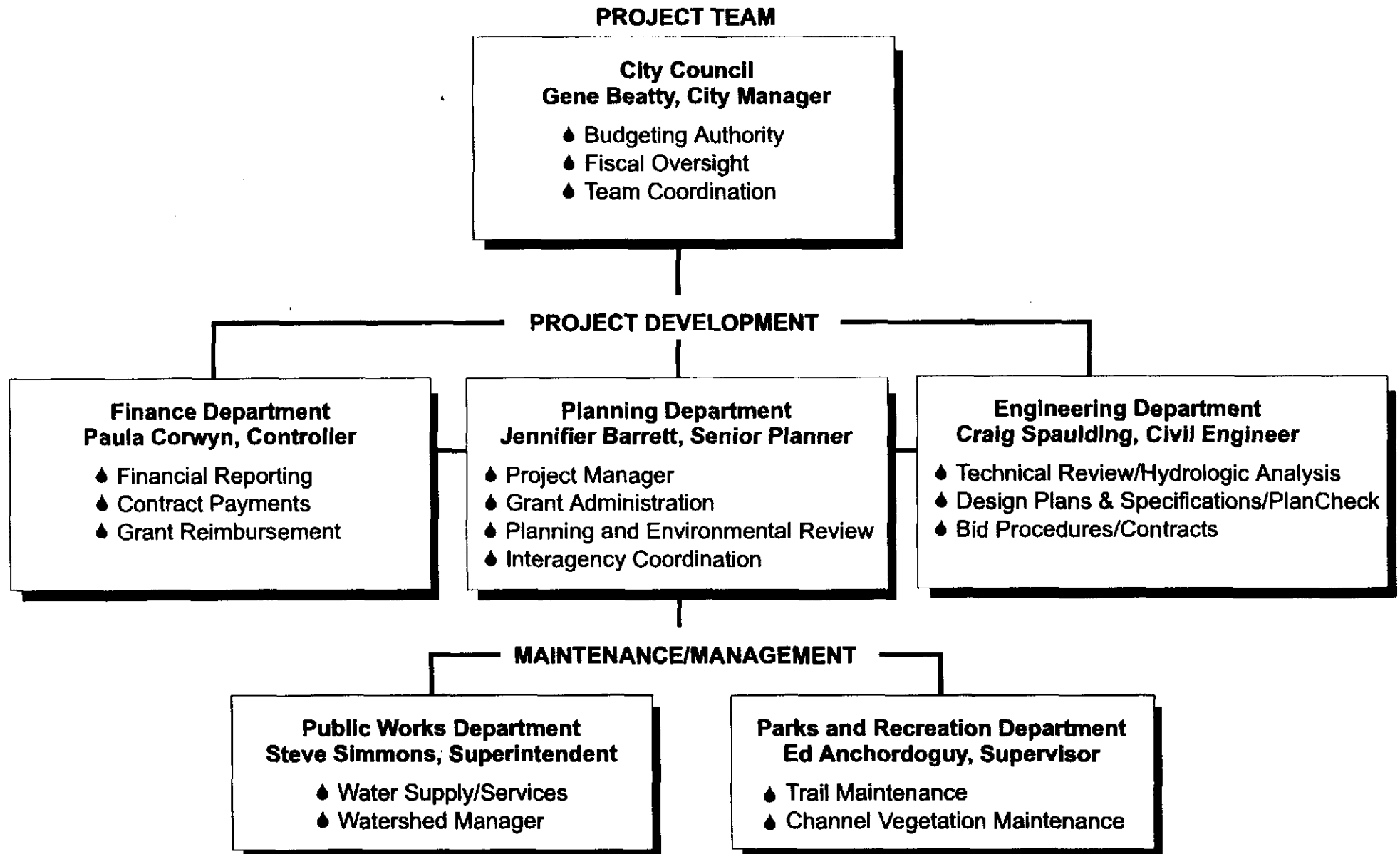
Technical assistance, plan review and bid procedures will be handled through the City's Engineering Department by Craig Spaulding, Associate Civil Engineer. Craig Spaulding has extensive experience in plan checking and design with particular expertise in hydrologic analysis and grading/earthwork.

Block grant funds will be managed by David Spilman, the Finance Director. Financial Reporting, contract payments and grant reimbursement requests will be managed through the City's Finance Department by Paula Corwyn, Controller. The Finance Department has managed numerous state and federal grants and has received numerous awards for excellence in financial reporting from both the Government Finance Officers Association and the California Society of Municipal Finance Officers.

Agency Partners. Interagency support will be provided by: (1) Department of Fish and Game - Bill Cox, Fisheries Biologist; (2) Sonoma County Water Agency - Cordell Stillman, Civil Engineer and Bill Stevens, Maintenance Supervisor.

Technical Support. Josh Collins of the S.F. Estuary Institute will provide assistance in development of the long-term monitoring program and ongoing support for providing data analysis and management recommendations. Jeff Peters of Questa Engineering is the co-author of the Restoration Design and Management Guidelines and the design engineer for the Master Drainage Plan and Upper Reaches Floodplain Management Study. Jeff Peters will also provide design and construction management services in conjunction with Betty Andrews of Phil Williams and Associates.

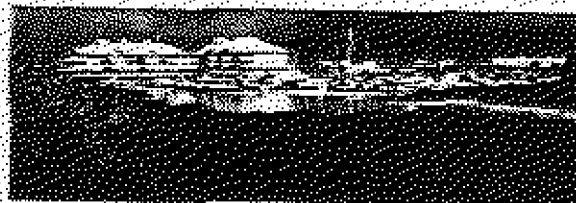
FIGURE V-1
City of Petaluma
Petaluma Watershed
Model Restoration and Management Program



Petaluma has a long history of active citizen participation and volunteerism. Civic interest and pride in all sorts of social, political, recreational, and environmental issues have made Petaluma a very special place to live and work. This volunteer spirit may be used to help maintain the river corridor as a safe and healthy environment, as an educational tool for our schools, and as the principal image of our community.

TYPICAL VOLUNTEER ORGANIZATIONS

- BUSINESSES & CORPORATIONS
- PROFESSIONAL ORGANIZATIONS
- SERVICE & SOCIAL CLUBS
- EDUCATIONAL GROUPS & CLASSES: (e.g., United Anglers of Casa Grande, Youth for Environmental Action - YEA, Youth for Environmental Service - YES, Adopt a Watershed, Montessori School, and others)
- ENVIRONMENTAL GROUPS: (e.g., Sierra Club, Trout Unlimited, Audubon Society, Urban Creeks Council, Ducks Unlimited, Petaluma River Council, and others)
- NEIGHBORHOOD ASSOCIATIONS: (e.g., People Who Care - Thompson Creek, and others)
- RECREATION & SPORTS ORGANIZATIONS: (e.g., Petaluma Yacht Club, Northbay Rowing Club, Sea Scouts, Petaluma River Festival, and others)



The new Marina and nearby marsh restoration project have drawn attention to the natural and recreational aspects of the downstream river reaches.



Acquisition of McNear Peninsula for a public park, a high priority, is being sought through Sonoma County Agricultural Preservation and Open Space District.

*"We must adopt a central organizing principle,
then use every institution, every method
to restore the earth's balance."*

Al Gore

TABLE V.1
City of Petaluma
PETALUMA RIVER WATERSHED MODEL RESTORATION PROGRAM

SUMMARY OF PROJECTS COMPLETED OR UNDERWAY

PROJECT PHASE/TYPE	STATUS	ESTIMATED COST	FUNDING SPONSOR
PLANNING AND ENVIRONMENTAL REVIEW			
<i>Petaluma River Marsh Restoration (Tidal Reaches)</i>			
Petaluma Marsh Enhancement Plan	Approved December 1992	\$ 30,000	Coastal Conservancy
<i>Petaluma River Riparian and Aquatic Habitat Restoration</i>			
Petaluma River Access and Enhancement Plan	Approved May 1996	300,000	Coastal Conservancy
<i>Petaluma River Upper Watershed Restoration</i>			
Restoration Design and Management Guidelines for the Petaluma River Watershed	Approved July 1996	58,000	Dept. of Water Resources
Petaluma Watershed Planning Program (Resource Conservation District 205j grant)	Underway 1997-00	194,000	Resource Conservation District
Ellis Creek Enhancement Plan	Approved June 1996	30,000	City of Petaluma
<i>Adobe Creek Riparian and Aquatic Habitat Restoration</i>			
Lafferty Access and Management Plan (Adobe Creek Headwaters)	Underway 1997-98	78,000	City of Petaluma
Adobe Creek Restoration Plan and Management Program	Approved July 1996	18,000	Private Contribution (Questa Engineering)
SITE ACQUISITIONS			
<i>Petaluma River Marsh Restoration</i>			
Oxidation Pond Site 45 acres dedication to tidal marsh restoration	Acquired 1972	300,000	City of Petaluma
Dredge Disposal Site 45 acres dedication to tidal marsh restoration	Acquired 1970	200,000	City of Petaluma
Petaluma Marina (7 acres former Schollenberger Park)	Acquired 1989	1,050,000	County of Sonoma Dedication
Alman Marsh Acquisition of 20 acres tidal marsh	Acquired 1997	54,000	So. Co. Open Space District
<i>Petaluma River Riparian and Aquatic Habitat Restoration</i>			
McNear Peninsula 20 acres	Acquired 1997	170,000	So. Co. Open Space District
Petaluma River Greenway Block Grant Acquisitions for Upper Reaches	Underway 1997-03	1,000,000	So. Co. Water Agency/So. Co. Open Space District
Petaluma Demonstration Wetlands Site (Grayview Farms)	Underway 1997-98	1,400,000	City of Petaluma/So. Co. Open Space District
Petaluma River Corona Reach Flood Easement 20 acres	Acquired 1979	800,000	Developer Contribution
Petaluma River Vista site acquisition	Acquired 1997	80,000	City of Petaluma/TEA Grant
<i>Adobe Creek Riparian and Aquatic Habitat Restoration</i>			
Adobe Creek Upper Reach Cross Creek Dedication 40 acres	Acquired 1997	280,000	Developer Contribution
Adobe Creek Lower Reach Lakeville Business Park Dedication			
Upper Reach Restoration (Cross Creek Restoration and Mitigation Project)			
IMPLEMENTATION/CONSTRUCTION			
<i>Adobe Creek Restoration Project</i>			
Adobe Creek Fish Hatchery	Completed 1992	500,000	United Anglers/Private Donations
Lower Reach Restoration (Lakeville Highway Mitigation Project)	Completed 1995	225,000	City of Petaluma
Middle Reach Enhancement (downstream of McDowell Blvd.)	Completed 1995	22,000	Petaluma Tree People
Middle Reach Demonstration Restoration Project (Phase II)	Under Construction 1997	336,000	Environmental Enhancement Mitigation Program
Middle Reach Enhancement (upstream of Sartori Drive)	Completed 1985	10,000	United Anglers
Middle Reach Restoration (Fairway Meadows Mitigation Project)	Completed 1989	130,000	Developer Contribution
Upper Reach Restoration (Adobe Creek Golf Course Mitigation Project)	Completed 1985	260,000	Developer Contribution
Upper Reach Restoration (Cross Creek Restoration and Mitigation Project)	In Design for Const. 1998	250,000	Developer Contribution
Adobe Road Fish Ladder (County of Sonoma)	In Design for Const. 1998	40,000	United Anglers/NFWS
<i>Petaluma Marsh Enhancement Project</i>			
Oxidation Ponds Marsh Mitigation Project (45 acres tidal marsh restoration)	Completed 1972	40,000	City of Petaluma
Dredge Disposal Site Mitigation Project (45 acres tidal marsh restoration)	Completed 1970	40,000	City of Petaluma
Petaluma Marina Excavation and Marsh Enhancement (7-acre basin)	Completed 1987	1,000,000	City of Petaluma
Casa Grande Landfill Closure & Marsh Enhancement (10 acre tidal marsh/9 ac. upland)	Completed 1994	440,000	City of Petaluma
Schollenberger Park Lower Adobe Creek Fencing, Trailhead and Pathway Improvements	Completed 1995	150,000	City of Petaluma/State Grant
<i>Petaluma River Riparian and Aquatic Habitat Restoration</i>			
Payran Reach Flood Control Project Mitigation	In Design for Const. 1998	260,000	U.S. Army Corps of Engineers
Willow Brook Middle & Upper Reach Flood Terrace and Riparian Restoration	In Design for Const. 1998	350,000	Redwood Business Park Contribution
Corona Reach Riparian Restoration (Reinier Ave Mitigation 10 ac. riparian 2 acres wetland)	In Design for Const. 1999	1,500,000	City of Petaluma
Corona Reach Factory Outlet Wetland Mitigation	Completed 1994	190,000	Developer Contribution
Corona Reach Factory Outlet Riparian Restoration	Completed 1994	125,000	Developer Contribution

TOTAL PROJECT COSTS ESTIMATED

\$ 11,910,000

SECTION VI COMPLIANCE

***"It is better to be half right on time,
than totally right too late."***

Socrates

VI. COMPLIANCE WITH STANDARD TERMS AND CONDITIONS

The City accepts the standard terms and conditions as stated in the Request for Proposals and will provide the appropriate forms for submittal with the grant agreement as noted in Table D-1. The non-discrimination form is attached with this grant proposal as specified in the Request for Proposals.

The only exception that the City suggests is that the Sonoma County Agricultural Preservation and Open Space District hold the conservation easement over the land, and the City hold fee title where applicable. The State will hold an interest in the land below the ordinary high water as specified in State law. The Sonoma County Open Space District will develop the terms of the easement and monitor the conservation easement in perpetuity. The Open Space District is funded through a ¼ cent sales tax and is well structured for this purpose with administrative staff to monitor conservation easements. There is a concern that if the State is involved in the acquisition, it may deter some of the property owners from participating in the acquisition program. It appears to be no need for the State to hold title to the land since a qualified open space agency is involved.

The City suggests this title arrangement only to simplify the acquisition process and would dedicate an interest to the State, if necessary to meet the terms of the grant agreement.

NONDISCRIMINATION COMPLIANCE STATEMENT

Company Name: City of Petaluma

The company named above (hereinafter referred to as "prospective contractor") hereby certifies, unless specifically exempted, compliance with Government Code Section 12990 (a-f) and California Code of Regulations, Title 2, Division 4, Chapter 5 in matters relating to reporting requirements and the development, implementation and maintenance of a Nondiscrimination Program. Prospective contractor agrees not to unlawfully discriminate, harass or allow harassment against any employee or applicant for employment because of sex, race, color, ancestry, religious creed, national origin, disability (including HIV and AIDS), medical condition (cancer), age, marital status, denial of family and medical care leave and denial of pregnancy disability leave.

CERTIFICATION

I, the official named below, hereby swear that I am duly authorized to legally bind the prospective contractor to the above described certification. I am fully aware that this certification, executed on the date and in the county below, is made under penalty of perjury under the laws of the State of California.

Official's Name: Gene P. Beatty

Date Executed: 7-23-07 **Executed in the County of** Sonoma

Prospective Contractor's Signature: 

Prospective Contractor's Title: City Manager

Prospective Contractor's Legal Business Name: City of Petaluma

**SECTION VII
ATTACHMENTS**

**PARTNERSHIP LETTERS AND
LETTERS OF SUPPORT**

*"I truly believe from what I have seen,
that Sonoma County is the chosen spot
of all of the earth, as far as nature is concerned."*

Luther Burbank

Resolution No. 97-152 N.C.S.
of the City of Petaluma, California

**APPROVING THE APPLICATION FOR GRANT FUNDS FROM CALFED FOR
THE PETALUMA DEMONSTRATION MARSH PROJECT AND THE
PETALUMA RIVER UPPER REACHES ENHANCEMENT PROJECT**

WHEREAS, an interagency agreement was signed by various state and federal agencies to resolve problems in the Bay-Delta system;

WHEREAS, Category III of the funding agreement provides for restoration of habitat to implement the long-range plan for the Bay-Delta system;

WHEREAS, the voters of the State of California have enacted Proposition 204 which provides state funds for grants under the agreement to local, state and federal agencies and nonprofit entities for projects to enhance and restore habitats for targeted species;

WHEREAS, CALFED is the interagency association designated to establish procedures and criteria for reviewing grant proposals and selecting grant recipients;

WHEREAS, said procedures and criteria established by CALFED require the applicant to provide a resolution authorizing such applications;

WHEREAS, the applicant will enter into an agreement with CALFED or a designated agency to carry out the restoration project(s);

WHEREAS, the City of Petaluma in conjunction with the Coastal Conservancy and other responsible agencies has developed restoration plans for the Petaluma River and the Petaluma Marsh which are significant resource areas in the Bay Delta system that are within the City of Petaluma's jurisdiction;

1

2 WHEREAS, the Petaluma Marsh Enhancement Plan and the Petaluma River Access and
3 Enhancement Plan demonstrate a significant benefit to endangered fish and other
4 sensitive species could be achieved through implementation of the measures and
5 improvements recommended in the area plans;

6

7 WHEREAS, additional funding is needed to implement the recommended measures;

8

9 NOW THEREFORE BE IT RESOLVED that the City Council of the City of Petaluma
10 hereby approves the filing of grant applications for CALFED funding and appoints the
11 City Manager, his successors or assigns to conduct all negotiations, execute and submit
12 all documents, including, but not limited to applications, agreements, amendments,
13 payment requests and so on, which may be necessary for the completion of the Petaluma
14 Demonstration Marsh and the Petaluma River Greenway.

15

16 c:\grant\reso

Under the power and authority conferred upon this Council by the Charter of said City.

REFERENCE:

I hereby certify the foregoing Resolution was introduced and adopted by the
Council of the City of Petaluma at a (Regular) (~~Adjourned~~) (~~Special~~) meeting
on the 16th day of June, 19 97, by the
following vote:

Approved as to
form


City Attorney

AYES: Read, Keller, Stompe, Torliatt, Maguire, Vice Mayor Hamilton, Mayor Hilligoss

NOES: None

ABSENT: None

ATTEST:


City Clerk


Mayor

LYNN WOOLSEY
6TH DISTRICT, CALIFORNIA

COMMITTEES:
BUDGET
ECONOMIC AND EDUCATIONAL
OPPORTUNITIES

WASHINGTON OFFICE:
439 CANNON BUILDING
WASHINGTON, DC 20515-0506
TELEPHONE: (202) 225-5161

Congress of the United States
House of Representatives
Washington, DC 20515-0506

DISTRICT OFFICES:
1101 COLLEGE AVE., SUITE 200
SANTA ROSA, CA 95404
TELEPHONE: (707) 542-7182
FROM PETALUMA CALL:
(707) 795-1462

NORTHGATE BUILDING
1050 NORTHGATE DRIVE, SUITE 140
SAN RAFAEL, CA 94903
TELEPHONE: (415) 507-9554

INTERNET ADDRESS:
woolsey@hr.house.gov

July 23, 1997

RECEIVED

JUL 24 1997

PLANNING DEPARTMENT

CALFED Bay-Delta Program
1416 Ninth Street, Suite 1155
Sacramento, CA 95814

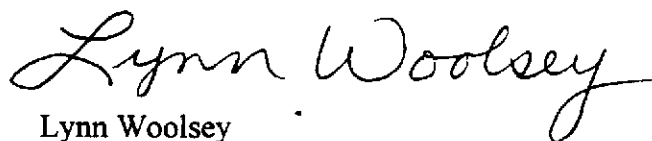
To Whom it May Concern:

I am writing to express my support for the City of Petaluma's proposal for funding from the CALFED Bay-Delta Program. Petaluma has already made outstanding achievements in their efforts at environmental restoration in the community.

As I understand it, funding from CALFED would allow the city to expand restoration projects for the Petaluma Marsh, Adobe Creek and upper reaches of the Petaluma River. Together, these projects would create a model watershed project for research and education. This model will be tied together by a watershed science and habitat management program focusing on Adobe Creek.

Thank you for your careful consideration of the City of Petaluma's application for funding. It is my sincere hope that Petaluma will receive the funding it needs to continue and expand its environmental preservation efforts for the community.

Sincerely,



Lynn Woolsey
Member of Congress

LW:tf



Coastal Conservancy

April 28, 1997

Mr. David Hansen
General Manager
Sonoma County Agricultural Preservation
and Open Space District
415 Russell Avenue
Santa Rosa, CA 95403

Re: City of Petaluma Open Space Grant Proposals for
Acquisition of the Petaluma River Greenway and
Marsh Restoration Site

Dear Mr. Hansen:

I am writing to express enthusiastic support for the City of Petaluma's applications for grant funding to acquire greenway lands along the upper Petaluma River and to restore wetlands adjacent to the City's oxidation ponds.

The Conservancy is gratified to have been able to assist the City in preparing natural resource enhancement and public access plans for both the relatively urbanized upstream area and the more rural downstream wetlands. The City has been very successful in working with landowners, citizens and agencies in crafting detailed, feasible plans for protecting and improving river resources and in carrying out plan recommendations.

Implementation of the projects for which the City is requesting Agricultural Preservation and Open Space District funding would enable creation of a buffer for fish and wildlife habitat in the upstream area and restoration of wetlands and a migration corridor for the endangered saltmarsh harvest marsh near the oxidation ponds. Both of these undertakings are essential components of the plans for which the Conservancy provided funding.

We hope that the District will contribute to Petaluma River protection and restoration by providing the funding assistance requested by the City.

Sincerely,

Michael L. Fischer
Executive Officer

1330 Broadway, 11th Floor

Oakland, California 94612-2530

510-286-1015 Fax: 510-286-0470

SAN FRANCISCO BAY JOINT VENTURE

mailing address: Coastal Conservancy, 1330 Broadway, Suite 1100, Oakland, CA 94612

phone: 510-286-6767 fax: 510-286-0470

July 17, 1997

RECEIVED

JUL 21 1997

PLANNING DEPARTMENT

Kate Hansel
CALFED Bay-Delta Program
1416 Ninth St., Suite 1155
Sacramento, CA 95814

RE: City of Petaluma Category III Proposals for the Petaluma Marsh Restoration, Petaluma River Greenway and Adobe Creek Restoration Project

Dear Kate:


I am writing on behalf of the Management Board of the San Francisco Bay Joint Venture in support of the City of Petaluma's grant applications to acquire lands to create a greenway along the Petaluma River, to restore 150 acres of wetland habitat in the Petaluma Marsh and to restore the Adobe Creek Watershed.

As you know, the Joint Venture is a partnership of public agencies, environmental organizations, business representatives and agricultural interests working cooperatively to protect, restore and enhance all types of wetlands around the San Francisco Bay region. We have begun assisting with the completion of existing wetlands protection projects and developing new projects and have been working with the city of Petaluma on their projects.

The City of Petaluma has done an excellent job of implementing the Coastal Conservancy funded Petaluma Marsh Enhancement Plan and Petaluma River Access and Enhancement Plan. The Joint Venture strongly supports their work. The creation of a greenway along the upper reaches of the Petaluma River will create a buffer from urbanization and provide for habitat restoration as described by the River Plan. The proposed marsh restoration project near the City's oxidation ponds will create approximately 50 acres of salt marsh along the river as envisioned in the Marsh Plan. The City's work on Adobe Creek on behalf of fish and wildlife has helped bring back steelhead and salmon.

We support these proposals and encourage CALFED to consider them favorably. Thank you for your consideration.

Sincerely,


Nancy Schaefer
Coordinator

✓ cc: Jennifer Barrett, City of Petaluma



Trout Unlimited of California

July 22, 1997

Mr. Lester Snow
Executive Director
CALFED Bay-Delta Program
1416 Ninth Street, Suite 1155
Sacramento, Ca. 95814

Re: City of Petaluma-Restoration Project:

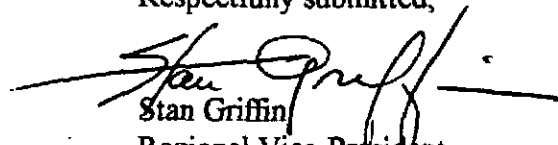
Dear Mr. Snow:

Trout Unlimited is America's leading coldwater fisheries conservation organization dedicated to the protection and restoration of our trout and salmon resources and the watersheds that sustains those resources. We have over 1100 members in Marin and Sonoma Counties who voluntarily contribute their personal resources to aquatic habitat protection and restoration efforts.

I have reviewed the Petaluma Watershed Model restoration and Management Program with some of our local members and they are very supportive of the program. Not only will it benefit the riparian and aquatic habitat in the watershed, the program will greatly improve the water quality in the river and the San Pablo Bay and the Wildlife Refuge. As the San Pablo Bay is used by the outgoing migrating juvenile salmon and steelhead as a nursery area prior to their journey to the ocean the improved water quality will greatly enhance their survival.

As previously indicated, Trout Unlimited supports the above entailed program and looking forward to an improved Petaluma River watershed and improved water quality in San Pablo and San Francisco Bay.

Respectfully submitted,


Stan Griffin
Regional Vice-President
Southwest Region

5200 Huntington Ave. #300, Richmond, CA 94804-5416 • Phone 510-528-5390 • Fax 510-525-3664

Protecting and Improving Your Fishing Future

SIERRA
CLUB



SONOMA COUNTY GROUP

P.O. Box 466, Santa Rosa, CA 95402

(707) 544-7651

CALFED Bay-Delta Program
1416 Ninth St. #1155
Sacramento, Ca. 958145

RECEIVED

JUL 16 1997

PLANNING DEPARTMENT

To Whom It May Concern:

The Sonoma Group of the Sierra Club supports the restoration efforts of the City of Petaluma in the projects: Petaluma Marsh, Petaluma River Greenway, and Adobe Creek. These restoration efforts are important to bringing wildlife back into habitats that had been degraded. Thanks for your consideration of these important efforts.

Sincerely,



David Bannister

Chair, Sonoma Group

To explore, enjoy and protect the earth